

414-416 Seventh Street, NW (Commercial Building)
(Lerner Shops) (Bag Mart)
Washington
District of Columbia

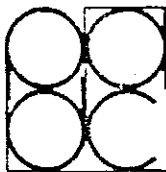
HABS No. DC-582

HABS
DC,
WASH,
296-

PHOTOGRAPHS

HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D. C. 20013-7127



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AVENUE
DEVELOPMENT
CORPORATION

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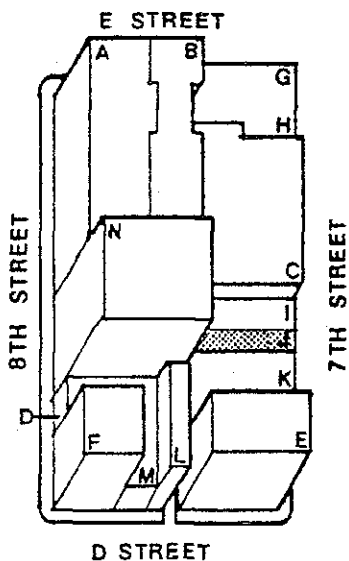
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HISTORIC PRESERVATION PROGRAM

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414-416 Seventh Street, NW
(Lerner Shops/Bag Mart)
Lots 814, 815



This documentation was produced for mitigation purposes by the Pennsylvania Avenue Development Corporation. Additional documentation exists for Square 431, within which this structure stands. For photographs, historical, and descriptive data on Square 431, see HABS No. DC-574.

GENERAL DESCRIPTION

This three-story structure lies completely on rectangular lots 814 and 815 in the central, western section of Square 431. Measuring approximately fifty feet wide, one hundred feet deep and fifty feet high, it abuts a four-story Art Deco structure on the north, and is bounded on the south by a similar Commercial Style building.

Originally represented as one building in the Hopkins 1892 plat map (no original construction permit available), 414-416 Seventh Street later appears divided equally along the east-west axis in 1919 (Baist plat map). This internal bisection, perhaps original, is extant. The modern facade, in spite of its random fragmentation, is continuous, linking 414 Seventh Street, "Bag Mart", to its unoccupied, inaccessible neighbor to the north.

The base and fascia of the Bag Mart contemporary aluminum storefront are clad in ceramic tiles. There is a deeply recessed entry. The facade's upper stories are mostly stuccoed. At the second level, to the north, this facing is overlayed with metal panels with an off-white baked enamel finish. The entire third level is divided into equal horizontal sections by two slightly protruding bands of stucco. Building records confirm the existence of a staircase which permits access to the entire second and third floor interiors. These, however, are now inaccessible (Building Permits #4378, 2/21/1920; #193,574, 7/21/1936: repairs). The tar and gravel roof is slightly pitched to the west.

The retail area is a unified two-story space comprising the basement and a first floor entrance mezzanine. The two levels are joined by a curving metal staircase of Art Deco styling.

ARCHITECTURAL SIGNIFICANCE

Damaged by fire in 1912 and intermittently modified through major external and internal repairs, 414-416 Seventh Street is a result of several designers' efforts since the turn-of-the-century: William M. Simpson (1920), Robert C. Zissler (1935), Elisa Loth Child Co., Inc. (1936) and Lloyd C. Mayers (1939). The building has accommodated a diversity of retail shops including McCrory Stores, Lerner Stores, Crosby Shoe Store, John Irving Shoe Company and Bag Mart.

Through alteration, the structure has lost most of its original character, becoming an architectural relic of little significance.



SEVENTH STREET FACADE (EAST)



South Half of Seventh Street
Facade



North Half of Seventh Street
Facade

Lot 17 (Sublots 815/814)
412-416 7th Street

From 1872 (Bastert Plat Map) it is indicated that Lot 17 was originally one rectangular area; however, it has been assumed that the land was divided by 1819 through tax assessment records, although the notation first occurs in the 1892 Hopkins Plat Map.

Although two buildings were extant at 414 and 416 7th Street, they were internally linked probably in the early 1900's. From City Directories and building permit information (Building Permit #3684, 2/23/1912; #3960, 3/12/1912; #184,785, 9/12/1935), it can be validated that McCrory Stores had been the single tenant of 414-416 7th Street between 1908-1936. Afterwhich, however, 414 was occupied by Crosby Shoes and Kinney Shoes, and the Lerner Shops were established at 416 7th Street. Building permits for 414-416 7th Street included the following:

1912.....A building permit called to replace the ceiling roof with a temporary roof 2' x 12', 16" on centers; also, to construct a temporary partition, remove party wall and rebuild the same. (Building Permit #3684, 2/23/1912. Cost: \$1,000.00.)

A building permit was issued to replace work destroyed by a fire; and to evacuate for one additional foot of cellar, to install plumbing, etc. (Building Permit #3960, 3/12/1912).

1920.....Numerous alterations included the removal of the existing alley connecting 416 7th Street to 418 8th Street, construction of 8" brick wall in the rear of the building, and to install a restroom, stairway, supply room and kitchen. Architect: William M. Simpson. Contractor: R.K. Fergenson. (Building Permit #4378, 2/21/1920. Cost: \$6,000.00.)

1930.....A permit granted the installation of one class "D" refrigeration system. Contractor: J. Mackessey; Refrigeration Contractor: Southern Dairies, Inc. (Building Permit #138,648, 12/16/1930. Cost: \$100.00.)

1935.....A permit was issued to remove present show windows and build new of the same, and to move parts of a brick wall and replace the same with steel reinforced new walls. Also, to install steel beams and built tile basement partitions and concrete slab all over. Designer: Robert C. Zissler; Contractor: Cladny Construction Company. (Building Permit #184,785, 9/25/1935.)

1936.....Show windows were taken down piece by piece: 52'-3" x 15'. Contractor: Lerner Shoes Corporation; Foreman in charge: McCloskey. (Building Permit #193,000, 7/2/1936.)

A permit granted the alteration of show windows, to build a new stairway, and to install plumbing. Designer: Elias Loth Child Company, Inc.; Contractor: Fall & Franbal, Inc. (Building Permit #192,574, 7/21/1936. Cost: \$7,000.00.)

One sign was to be erected, 4' x 10', flat against the building line wall (Building Permit #194,077, 8/5/1936).

Lot 17 North (Sublot 814)
416 7th Street

This part of Lot 17 measured approximately 25' x 100' and was located in an eastern (central) section of the square.

1819.....The land was owned by Jonathan Seaver.

1824.....The lot had assessments of \$606.00 (lot) and \$2,000.00 (improvements).

1829/33
and

1844.....Seaver's lot value had appreciated to \$1,010.00, while his improvements increased by \$400.00.

1859.....A substantial increase in the land value occurred to \$5,050.00.

1876
to

1879.....A.D. Skourk, a clothier, was located in the building, as well as Charles Baum, milliner, until 1899.

1870.....The property, assessed \$5,000.00 for improvements made, was now titled to Wilhelmina Eichler.

1872/73...The property value had risen considerably to \$15,150.00.

1878/79...The tax assessment book reveals a lot depreciation of approximately \$1,000.00.

1883/84...Eichler was assessed \$15,600.00 for her lot.

1888.....An attorney, Julius A. Maedel, moved into the structure.

1893/94...Minna Kppler had assumed ownership of Eichler's lot, which had increased in value to \$18,200.00 with \$8,500.00 in improvements.

1899/

1900.....The lot value dropped to \$15,636.00 with a \$500.00 decrease in improvement value.

1908

to

1936.....414-416 7th Street was occupied by McCrory Stores, a 5¢-\$1.00 store.

1936.....A July 2 Building Permit (#193,000) called for the removal "piece by piece" of existing show windows. Size: 52'-3" x 15' (7/2/1936).

1937..

to

1967.....A woman's clothing store, the Lerner Shops, was established at 416 7th Street.

1939.....The Building Permit of June 9 (#223,667) to the Lerner Shops granted the removal of extant porcelain enamel facing to be replaced with marble. Cost: \$2,000.00.

1981.....The structure is not used.

Lot 17 South (Sublot 815)
412-414 7th Street

This subdivision measured approximately 25' x 100'. It was located in an eastern (central) section of the square.

1819.....The lot was owned by Joseph Ward and Archibald Cheshire.

1824.....The lot, owned by Cheshire entirely, had an assessment of \$606.00 (lot) and \$2,000.00 (improvements).

1829/33...The lot value appreicated to \$1,010.00.

1844.....Ownership and lot assessments were unchanged.

1859.....Cheshire's title was transferred to Michael Talty. The value of the lot was \$5,050.00.

1869

to

1897.....The City Directories listed a restaurant owner, William Helmus, as tenant.

1870.....Talty had a \$3,000.00 improvement assessment.

1872/73...The property was assessed \$15,150.00.

1878/79...Talty's assessment depreciated by approximately \$2,000.00.

1883/84...The tax assessment book indicated the lot value increased to \$15,000.00.

1892.....The Hopkins Plat Map showed internal partitioning of the building, in the center and rear areas.

1893/94...Mary Ellen Prince owned the lot. It was assessed \$17,500.00, with \$5,000.00 for improvements.

1899.....In 1899 Patrick H. Hoban's restaurant had occupied the building, which was followed by William H. Brown's eatinghouse in 1900.

1901

to

1906.....The building was occupied by two drugstores, F.J. Diendonne & Son (1901 to 1903), and the Modern Drug Co. (1904 to 1906).

1908

to

1936.....414-416 7th Street was leased by McCrory Stores, a 5¢-\$1.00 store.

1919.....The internal walls indicated on the 1892 and 1903 Plat Maps were removed.

1937

to

1964.....Crosby Shoes had been the tenant.

1967.....Kinney Shoes was located at 414 7th Street.

1981.....The building is occupied by Bag Mart.

SOURCES

Baist Real Estate Atlas

Bastert and Enthoffer Plat Maps

Boyd's City Directories

District of Columbia Building Permits

District of Columbia General Assessment Records

District of Columbia Recorder of Deeds

District of Columbia Surveyor's Office Records

District of Columbia Tax Records

Hopkins Real Estate Atlas

Polk's City Directories

Property Map for Downtown Urban Renewal Area for District of Columbia Redevelopment
Land Agency

Sanborn Insurance Map